



# WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

August 2, 2010

1008-DP-06 & 1008-SIT-06

Exhibit 1

<b>PETITION NUMBER:</b>	1008-DP-06 & 1008-SIT-06	
<b>SUBJECT SITE ADDRESS:</b>	4011 State Road 32 East	
<b>PETITIONER:</b>	Friedman Properties LLC	
<b>REPRESENTATIVE:</b>	Jon Dobosiewicz, Nelson & Frankenberger, PC	
<b>REQUEST:</b>	Development Plan and Site Plan Review of a 7,000 square foot multi-tenant commercial building.	
<b>CURRENT ZONING:</b>	GB – General Business	
<b>CURRENT LAND USE:</b>	Vacant	
<b>APPROXIMATE ACREAGE:</b>	0.5 acres +/-	
<b>EXHIBITS:</b>	1. TAC Letter	
	2. Aerial Location Map	
	3. TAC Letter	
	4. Petitioner's Plans	
<b>STAFF REVIEWER:</b>	Ryan Schafer	
<b>ZONING HISTORY:</b>	0712-REZ-06	Change in zoning request by Indiana Members Credit Union of 5.5 acres from GO to GB. (Ord. 08-07) <i>Approved.</i>

## **PETITION HISTORY**

This petition was reviewed by the Technical Advisory Committee on July 20, 2010. It is scheduled to be considered at a public hearing on August 2, 2010 at the Advisory Plan Commission (the "APC") Meeting.

## **PROCEDURAL**

- Requests for Development Plan Review are required to be considered at a public hearing. The public hearing for this petition will be held on August 2, 2010 at the Advisory Plan Commission meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the APC members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition.
- Notice of the August 2, 2010 public hearing was provided in accordance with the APC Rules of Procedure.



## **PROJECT DESCRIPTION**

The proposed development plan concerns the construction of a 7,000 square foot two-tenant office building, located in the Credit Union Commercial Center (the “Project”). This development is being proposed on the parcel immediately south of the Indiana Members Credit Union. Vehicular access is provided via a private drive off of State Road 32 (see Exhibit 2). One of the tenant spaces will be occupied by a dentist. The other tenant space has not yet been leased. . Building elevations depict modern architectural style, utilizing multiple building materials that accentuate the building’s exterior.

## **DEVELOPMENT REQUIREMENTS** (WC 16.04.165)

### **1. Zoning District Standards**

	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b><u>Business Districts</u></b> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	Hard surface	Compliant
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential (East)	NA	NA
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC vote
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA
F. LB	NA	NA
F1. Special Requirements	NA	NA
F2. Permitted Uses	Dentist Office	Compliant



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F3. Special Exceptions	NA	NA
F4. Minimum Lot Area – None	NA	NA
F5. Minimum Lot Frontage on Road – 80’	255’ +/-	Compliant
F6. Minimum Setbacks <ul style="list-style-type: none"> <li>Front Yard (North) – 60’</li> <li>Side Yard (East) – 60’</li> <li>Rear Yard (South) – 20’</li> </ul>	<ul style="list-style-type: none"> <li>320’ +/-</li> <li>70’</li> <li>502’ +/-</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Compliant</li> <li>Compliant</li> </ul>
F7. Maximum Building Height (60’)	27’	Compliant
F8. Minimum Ground Level Square Footage (None)	7,000 square feet	Compliant
F9. Parking (WC 16.04.120, 2)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – on same lot as structure	Parking on same lot as structure	Compliant
2c. Computation – fractional spaces	Acknowledged	Compliant
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10’x20’	<ul style="list-style-type: none"> <li>Site Plan depicts 10’x20’ parking stalls</li> </ul>	Compliant
2f. Access – 90 degree spaces = 24’ aisle	<ul style="list-style-type: none"> <li>90 degree spaces</li> <li>Site Plan depicts aisle as 24’ wide</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Compliant</li> </ul>
2g. In Yards – allowed in front & side yards <ul style="list-style-type: none"> <li>Blacktop Surfacing</li> <li>Cement Wheel Stops</li> <li>Access Ramps</li> </ul>	NA  NA NA	NA  NA NA
2h. Surfacing – dustless material	Blacktop	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – 1 space per 200 sq. ft. (35 required)	36 spaces	Compliant
F10. Loading & Unloading (WC 16.04.120,1) <ul style="list-style-type: none"> <li>1 berth per 100,000 square feet of space</li> </ul>	NA	NA
D12. Signs	NA	NA
E.LB-H	NA	NA
F. GB	NA	NA
G. SB	NA	NA



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H. LB-PD & GB-PD	NA	NA
<b><u>2. Subdivision Control Ordinance</u></b>		
Property is not being subdivided. The Subdivision Control Ordinance is not applicable.		
<b><u>3. Development Plan Review</u></b> (WC 16.04.165, D3)		
<b>a. <u>Site Access &amp; Circulation</u></b>		
1. Access locations	Access via drive from State Road 32	Compliant
2. Safe & efficient movement to and from site	Needs pedestrian pathway	The petitioner and staff are working on site plan revisions to facilitate pathway location.
3. Safe & efficient movement in and around site	Crosswalk from front parking area leads to concrete walkway; connection to rear parking is not depicted	Petitioner was made aware during TAC and will update site plan during revisions.
<b>b. <u>Landscaping</u></b> (WC 16.06 et seq.)		
	<b><u>Required</u></b>	<b><u>Proposed</u></b>
<b>On-Site</b>		<b><u>+/-</u></b>
- Shade Trees	10	7
- Orn/Ev Trees	10	10
- Shrubs	25	74
<b>Road Frontage Shade Trees</b>	NA	NA



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<b>Buffer Yard - East Buffer:</b> 1 evergreen tree and 5 evergreen shrubs per 30 linear feet.	6 evergreen trees and 30 evergreen shrubs	Under review	Staff and the petitioner are working toward plan revisions to being into compliance
Buffer 40' wide	Depict 40' wide buffer on landscape plan	Buffer yard not depicted	Staff is working with the petitioner to revise plans to depict buffer
<b>Interior Parking Lot</b> 7.5 %	596 square feet	Under review	Petitioner is aware of this requirement and will incorporate into revisions
<b>Perimeter Parking Lot</b>	1 tree per 30 linear feet  1 shrub per 3 linear feet	Under review	Petitioner is aware of this requirement and will incorporate into revisions
<b>Wall-Softening</b> (WC 16.06.040, K) – plant material every 40' on ≥ 80' walls	Plantings needed along North and South elevations	Plants located at least every 40'	Compliant
<b>c. <u>Lighting</u> (WC 16.07.010)</b>			
E1. Fully shielded, directed downward	Specification sheet depicts downward lighting	Compliant	
E2. Directed away from reflective surfaces	Directed at parking lot	Compliant	



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E3. Directed away from adjacent property and ROW	Photometric plan depicts minimal illumination of adjacent properties and ROW	Compliant
E4. Max. pole height – 25'	20'	Compliant
E5. Fixtures meet building code	Yes	Compliant
F1. Light emitting surface not visible from residential area of ROW	NA	NA
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential property line	0.8 at commercial property line	Compliant
F3. Shield, adjustable reflector & non-protruding diffuser	Product specifications include required mechanisms	Compliant
F4. Under-canopy lights – recessed	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
<u>d. Signs</u>		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
<u>e. Building Orientation</u>		
1. Finished façade – façades visible from public street or adjoining Residential District	Brick veneer	Compliant
2. Loading spaces – not facing public street or adjoining Residential District	NA	NA
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	NA	NA



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4. Mechanical equipment – completely enclosed. Ground-mounted = landscaped on all sides	Site plan does not depict mechanical equipment screening	Petitioner is aware of this requirement and will incorporate into revisions

#### **f. Building Materials** (*applicable to façades visible from public street or adjoining Residential District*)

1. All brick, (OR, see 3f2 below)	NA	NA
2. Two or more materials <ul style="list-style-type: none"> <li>Primary material is brick or EIFS</li> <li>Primary material is minimum of 60%</li> </ul>	Primary material is brick; stone accents are depicted in site plan	Compliant

#### **Commitments**

A1. Building to have minimum of 8 corners and 6,000 square feet	> 8 corners and > 6,000 square feet	Compliant
A2. Similar roof lines and pitch of Indiana Members Credit Union	Roof lines and pitch are generally similar	Compliant
B1. Quitclaim railroad ROW to City; Installation or Payment option for Midland construction	Under review	Staff is working with the petitioner to determine compliance
C1. Crosswalks within paved parking area and abutting internal drives	Cross walk in front parking area; not in rear parking area	Staff is working with the petitioner on Site Plan revisions
C2. One bicycle parking space per 2,500 square feet of commercial space	3 bicycle spaces	Staff is working with the petitioner on Site Plan revisions

#### **5. Comprehensive Plan Compliance**

The 2007 Comprehensive Plan identifies the subject area as “Local Commercial”. The proposed office building conforms to the recommendations set forth in the Comprehensive Plan.

#### **6. Street and Highway Access**

The Property is accessible from State Road 32 via a private drive.

#### **7. Street and Highway Capacity**

The street and highway capacity is still under review by City staff.



### **8. Utility Capacity**

The petitioner is coordinating with Westfield Public Works Department to ensure capacity is adequately provided.

### **9. Traffic Circulation Compatibility**

It is recommended that directional arrows are placed on the blacktop near the point of ingress/egress so that circulation of vehicles is maximized.

## **PUBLIC POLICIES**

### **Comprehensive Plan-Feb 2007**

The 2007 Comprehensive Plan identifies the subject area as “Local Commercial”. The proposed office building conforms to the recommendations set forth in the Comprehensive Plan.

### **Thoroughfare Plan-Feb 2007**

The Westfield-Washington Township Thoroughfare plan identifies State Road 32 as “Primary Arterial”.

### **Parks & Recreation Master Plan-Dec 2007**

The Property is adjacent to the future Midland Trace Trail. The City is currently reviewing the status of previous agreements to help build the adjacent segment of the trail.

### **Water & Sewer System-Aug 2005**

The Property is currently on both, the City’s water and sewer systems.

### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.

### **Wellhead Protection-Ord. 05-31**

The Property is not within a Wellhead Protection Zone.

### **Plan Documentation**

Pending compliance with any conditions, the petitioner will have provided the required documents.





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<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	07/02/10	-	Submitted
Fees	07/02/10	-	Paid
Legal Description	07/02/10	-	Submitted
Consent Form	NA	-	NA
Site Plan	07/02/10	-	Revisions being made
Demolition Plan	NA	-	NA
Location Map	07/02/10	-	Submitted
Landscape Plan	07/02/10	-	Revision being made
Sign Plan	NA	-	NA
Lighting Plan	07/23/10	-	Compliant
Building Elevations	07/02/10	-	Compliant
Access & Circulation	None	-	Revisions being made

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/27/10	Meeting Held
TAC	07/20/10	Meeting Held
Notice - Sign on site	07/23/10	Posted
Notice- Newspaper	07/23/10	Published
Notice -Mail	07/23/10	Postmarked

### **STAFF COMMENTS**

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Schafer at 219-8876 or [rschafer@westfield.in.gov](mailto:rschafer@westfield.in.gov)

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**RAS**